

SUMTER COUNTY ZONING AND LAND USE APPLICATION


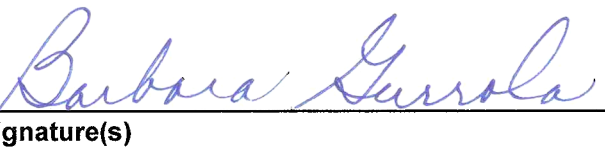
910 N. Main Street, Suite 301 Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

Project No: **R2010-0011**

Application: 9/29/2010 SCO

Parent Project: **SS2010-0003**

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE COMMERCIAL		PROJECT DESCRIPTION Rezone 0.70 acres MOL to CH (Heavy Commercial)	
OWNER GURROLA, RUDOLPH & BARBARA			ADDRESS 1537 LYNCHBURG LOOP THE VILLAGES, FL 32162		PHONE (352) 476-4376
PARCEL # D19A008	SEC/TWP/RNG 191823	GENERAL Oxford		DIRECTIONS TO PROPERTY The property is located on US 301, approx 1/4 mile south of C-472 on the east <u>west</u> side of the road.	
Property Address 10282 N US 301, Oxford, FL 34484					
PARCEL SIZE 0.70 acres mol		F.L.U. AGR		LEGAL DESCRIPTION LOTS 1 TO 6 INCL BLK R WILDWOOD TERRACELESS HWY 301 R/W & THE S1/2 OF GROVE STN OF LOTS 1 & 3 & THE E1/2 OF JARRELL AVE W OF LOTS 3 & 4 & THE AREA COVERED BY THE INTERSECTION OF THE E1/2 OF JARRELL AVE & THE S1/2 OF GROVE ST PB 1 PG 8	
PRESENT ZONING Non-compliant A5		PRESENT USE Res			
REQUESTED REZONING Rezone 0.70 acres MOL from a non-compliant A5 to CH (Heavy Commercial)		REZONED ACREAGE 0.70 acre mol		REZONED LEGAL DESCRIPTION Same as above	
ABUTTING PROPERTY ZONING/USE F.L.U.	NORTH CL/COMM GYM	EAST CITY OF WILDWOOD/VAC CITY OF WILDWOOD	SOUTH A5/VACANT Ag	WEST A5/Vacant Ag	
As owner/agent, I agree to post the hearing plaques within 24 hours on the property's road frontage at the corners and at 300' intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Development Code, and my payment of the non-refundable application fee will not influence the decision made on this application.					
UNDER PENALTIES OF PERJURY, I DECLARE THE ABOVE INFORMATION THAT I HAVE GIVEN TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.					
 Signature(s)				 Date September 29, 2010	
A Public Hearing before the Zoning and Adjustment Board will be held on the date indicated below in the Sumter County Courthouse, Bushnell, FL. This application will be heard at the time indicated below. Your appearance or representation at this hearing is required, and lack of same will cause your application to be disposed of according to the policy adopted by the Board of County Commissioners. The recommendation of the Zoning and Adjustment Board on this request will be presented to the Board of County Commissioners at a Public Hearing to be held at the date/time indicated below in the Sumter County Courthouse, Bushnell, FL, room number indicated below.					
Zoning and Adjustment Board		11/1/2010 6:30 PM Room: 142		Action: _____	
County Commission Meeting		11/9/2010 5:30 PM Room: 142		Action: _____	
NOTICES SENT		RECEIVED IN FAVOR		RECEIVED OBJECTING	
Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.					

SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
November 1, 2010

BOARD OF SUMTER COUNTY COMMISSIONERS
November 9, 2010

CASE NO.	R2010-0011
APPLICANT:	Rudolph & Barbara Gurrola
REPRESENTATIVE:	N/A
REQUESTED ACTION:	Rezone 0.70 acres MOL from a non-compliant A5 to CH (Heavy Commercial).
LEGAL DESCRIPTION:	Sec. 19, Twp. 18S, Rng. 23E: Lots 1 - 6 incl Blk R Wildwood Terrace less Hwy 301 R/W & the S ½ of Grove St N of Lots 1 & 3 & The E ½ of Jarrell Ave W of Lots 3 & 4 & The area covered by the intersection of the E ½ of Jarrell Ave & The S ½ of Grove St PB 1 PG 8
EXISTING ZONING:	Non-compliant A5
FUTURE LAND USE:	Commercial (Subject to SS2010-0003)
EXISTING USE:	Residence
PARCEL SIZE:	0.70 acres MOL
GENERAL LOCATION:	Wildwood
COMMISSIONER'S DISTRICT:	Don Burgess

CASE SUMMARY:

The subject property is located on the west side of US 301 in the unincorporated Wildwood area of Sumter County. The subject site is 0.70 acres MOL with a Commercial Future Land Use (subject to SS2010-0003) and non-compliant A5 zoning. The applicants are requesting to rezone from a non-compliant A5 to CH (Heavy Commercial).

CASE ANALYSIS:

The general character of the area is a mix of commercial, agricultural and residential. The subject property is located on a major state arterial road (US 301). The original requested rezoning was to CH. However, after further discussion with the applicant staff has determined that rezoning the subject property to CL will provide the appropriate zoning district for the parcel and accommodate the applicant's business plans and not unnecessarily assign the more intensive CH zoning district for a use that is appropriate in CL. Staff discussed changing the rezoning request from CH to CL with the applicant on October 28, 2010. The applicant did not object to the CL zoning, as long as the district would allow for his business plan. Staff confirmed that the CL zoning is appropriate for his business plan.

DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:

Staff recommends the subject property not be rezoned to CH (Heavy Commercial) but be rezoned to CL (Light Commercial). The CL zoning district is more appropriate for the area and is consistent with the business plans of the applicant.

Notices Sent: 3 (In objection) 0 (In favor) 0_____

Zoning & Adjustment Board Recommendation:_____

Board of County Commissioners:_____